

**TOWN OF BUCKEYE
COMMUNITY PLANNING AND DEVELOPMENT BOARD
MINUTES
JULY 26, 2005
7:00 P.M.**

1. CALL TO ORDER

Chairman Hawley called the meeting to order at 7:00 p.m.

2. ROLL CALL

Members Present: Boardmember Annette Napolitano, Boardmember Dave Rioux, Boardmember Carol Kempiaik, Chairman John Hawley, Boardmember Tana Wrublik, Boardmember Jim Zwerg, and Boardmember Ruben Jimenez.

Members Absent: None

Departments Present: Deputy Clerk Lucinda Aja, Community Development Director Bob Bushfield, and Fire Marshall Bob Costello. Council Liaison Vice Mayor Urwiller and Councilman Beard was also present.

3. APPROVAL OF MINUTES

Boardmember Jimenez asked that the spelling of his name be corrected. Boardmember Zwerg wanted the stipulation for sprinklers added to Item 5B on the July 12th meeting added. Planner Ian Dowdy recommended to the Board to use detail when making a motion for the record. Motion made by Boardmember Zwerg and seconded by Boardmember Rioux to approve the July 12th minutes with the spelling correction of Boardmember Jimenez' name and to add the sprinkler stipulation to Item 5B. Motion passed unanimously.

4. CONTINUANCES

4A Evergreen Area Plan-AP05-02

Community Development Director Bob Bushfield and Planner Sean Banda, and applicant Ed Bull were available for questions. Boardmember Napolitano removed herself from the discussion and vote due to conflict of interest. A public hearing was opened at 7:08 p.m. to hear citizen input for the approval of approximately 252 acres located on the northeast and southeast corners of Southern Road and Apache Road. There being no comment from the public the hearing was closed at 7:08 p.m. Boardmember Rioux expressed concern for street traffic. Motion made by Boardmember Wrublik and seconded by Boardmember Jimenez to approve the area plan for approximately 252 acres located on the northeast and southeast corners of Southern Road and Apache Road. Boardmember Rioux, Boardmember Kempiaik, Chairman Hawley, and Boardmember Zwerg voted aye. Motion carried.

4B. Evergreen School Site (MR) Rezoning-RZ05-05

Community Development Director Bob Bushfield and Planner Sean Banda were available for questions. Boardmember Napolitano removed herself from the discussion and vote due to conflict of interest. A public hearing was opened at 7:15 p.m. to hear citizen input for the approval of the rezoning of 13.85 acres from Rural Residential to Mixed Residential. There being no comment from the public the hearing was closed at 7:15 p.m. Motion made by Boardmember Zwerg and seconded by Boardmember Jimenez to approve the rezoning of 13.85 acres from Rural Residential to Mixed Residential. Boardmember Rioux, Boardmember Kempiaik, Chairman Hawley, and Boardmember Wrublik voted aye. Motion carried.

4C. Evergreen (PR) Rezoning- RZ05-04

Boardmember Napolitano removed herself from the discussion and vote due to conflict of interest. A public hearing was opened at 7:16 p.m. to hear citizen input for the approval of the rezoning of the Evergreen Property from Rural Residential to Mixed Residential. There being no comment from the public the hearing was closed at 7:16 p.m. Motion made by Boardmember Zwerg and seconded by Boardmember Jimenez to approve the rezoning request for the Evergreen Property from General Commerce and Rural Residential to Planned Residential for 238 acres to the east of the intersection of Apache and Southern Roads. Boardmember Rioux, Boardmember Kempiaik, Chairman Hawley, and Boardmember Wrublik voted aye. Motion carried.

5. NEW BUSINESS

5A. Hallcraft General Plan Amendment-(m)GPA05-06

Community Development Director Bob Bushfield and Planner Brian Rose, and Denise Lacey from RBF Consulting were available for questions. A public hearing was opened at 7:20 p.m. to hear citizen input for the approval of the General Development Plan Amendment for approximately 153 acres. There being no comment from the public the hearing was closed at 7:20 p.m. After some discussion a motion made by Boardmember Wrublik and seconded by Boardmember Zwerg to approve the request to amend the General Development Plan for a parcel that is approximately 153 acres from Open Space and Rural Residential land use designations to a Single Family Residential designation. Motion passed unanimously.

5B: Hallcraft Rezoning - RZ05-11

Community Development Director Bob Bushfield and Planner Brian Rose, and Denise Lacey from RBF Consulting were available for questions. A public hearing was opened at 7:22 p.m. to hear citizen input for the approval of the Rezoning of approximately 153 acres. There being no comment from the public the hearing was closed at 7:22 p.m. Motion made by Boardmember Wrublik and seconded by Boardmember Zwerg to approve the request to rezone a parcel that is approximately 153 acres from Planned Community (PC) to Planned Residential (PR) generally located on the southwest corner of MC-85 (Baseline Road) and Rainbow Road. Motion passed unanimously.

5C. Garretson Rezoning- RZ04-243

Motion made by Boardmember Rioux and seconded by Boardmember Zwerg to continue Item 5C to rezone approximately 305 acre parcel from Maricopa County Rural-43 to Planned Residential (PR) generally located east of Miller Road between McDowell and Yuma Roads. Motion passed unanimously.

5D. William Perry Site Plan- SP05-01

Architect Kevin Kerpan was available to answer questions. There will be underground water retention and this will be leased office space. . A public hearing was opened at 7:39 p.m. to hear citizen input for the approval of a 9,500 square foot office building to be located on the south-east corner of MC-85 and Ash Avenue. There being no comment from the public the hearing was closed at 7:39 p.m. Motion made by Boardmember Kempia and seconded by Boardmember Jimenez to approve the request to approve a Site Plan for a 9,500 square foot office building to be located on the south-east corner of MC-85 and Ash Avenue with stipulation X removed and to include all other stipulations. Motion passed unanimously.

6. COMMENTS FROM THE PUBLIC

None

7. REPORTS FROM STAFF

Community Development Director Bob Bushfield:

- Next meeting will have computer projections that will give staff the opportunity to present more information to the Board.
- Revised staff reports were passed out with attachments shown.
- Hired Administrative Assistant to start August 15th.
- Update for General Plan and Development Code almost complete.
- Work Session for Development Board August 9th at 5 p.m.

8. REPORTS FROM DEVELOPMENT BOARD

Boardmember Napolitano-none

Boardmember Rioux-none

Boardmember Kemplak-none

Boardmember Wrublik-none

Boardmember Zwerg-none

Boardmember Jimenez-Wants a report on Saddle Mountain Unified School District, and was concerned about missing road signs.

Chairman Hawley-none

9. ADJOURNMENT

There being no further business to come before the Board motion made by Boardmember Napolitano and seconded by Boardmember Rioux to adjourn the meeting at 8:03 p.m. Motion passed unanimously.

John Hawley, Chairman

ATTEST:

Lucinda Aja, Deputy Clerk

I hereby certify that the foregoing is a true and correct copy of the Community Planning and Development Board Meeting held on the 26th day of July, 2005. I further certify that a quorum was present.

Lucinda Aja, Deputy Clerk